

# TULLAMORE STREET ENHANCEMENT PROJECT



## PART VIII DOCUMENTATION

27th SEPTEMBER 2017



Park ~ Hood



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# Introduction

## BACKGROUND

IN EARLY 2016 OFFALY COUNTY COUNCIL RECEIVED FUNDING FOR TULLAMORE STREET ENHANCEMENT WORKS THROUGH THE EUROPEAN REGIONAL DEVELOPMENT FUND

A DESIGN TEAM WAS APPOINTED IN JUNE 2016 TO REVIEW THE EXISTING SITUATION AND DEVELOP PROPOSALS

## DESIGN TEAM

ARCHITECT  
PETER LYONS - KENNY LYONS ARCHITECTS

ENGINEER  
JASON REDMOND - JASON REDMOND AND ASSOCIATES CONSULTING ENGINEERS

QUANTITY SURVEYOR  
PETER TURLEY - MICHAEL TURLEY AND ASSOCIATES QUANTITY SURVEYORS

LANDSCAPE ARCHITECT  
STUART HOOD - PARK HOOD CHARTERED LANDSCAPE ARCHITECTS

## DESCRIPTION

THE WORKS ARE TO INCLUDE:

- STREET ENHANCEMENT WORKS TO HIGH STREET, BRIDGE STREET, WILLIAM STREET AND COLUMCILLE STREET INCLUDING THE REALIGNMENT OF THE EXISTING ROAD, UNDERGROUNDING OF CABLES, INSTALLATION OF PEDESTRIAN CROSSINGS, NEW STREET FURNITURE, SIGNAGE, PAVING AND PLANTING
- WORKS TO O'CONNOR SQUARE TO INCLUDE NEW ROAD LAYOUT, PARKING, STREET FURNITURE, SIGNAGE, PAVING AND PLANTING
- A NEW PEDESTRIAN BRIDGE FROM MILLENNIUM SQUARE TO THE BRIDGE CENTRE CAR PARK

THE NEW O'CONNOR SQUARE LAYOUT WILL REMOVE CONFLICTING JUNCTIONS WITHIN THE SQUARE AND CONFLICTING AND DANGEROUS VEHICLE MOVEMENTS.

THE NEW ROAD LAYOUT WILL MAKE IT EASY FOR MOTORISTS TO ENTER, EXIT AND ACCESS THE PARKING AREAS AND WILL SLOW THE TRAFFIC MOVEMENTS AROUND JUNCTIONS.

THE NEW CIVIC SPACE WILL FACILITATE THE HOLDING OF PUBLIC EVENTS AND OTHER ACTIVITIES SUCH AS A WEEKLY MARKET, A CHRISTMAS MARKET, CHRISTMAS FESTIVALS AND EVENTS. IT WILL ENHANCE THE LINK BETWEEN THE LIBRARY AND THE BRIDGE CENTRE.

IT IS ENVISAGED THAT THE PAVED AREA WILL BE ADORNED WITH APPROPRIATE STREET FURNITURE INCLUDING SEATING PROTECTIVE BOLLARDS, LIGHTING AND PLANTING FEATURES. IT IS ALSO ENVISAGED THAT THE SPACE WILL CATER FOR OUTDOOR DINING DURING THE SUMMER MONTHS TO COMPLIMENT THE EXISTING ESTABLISHMENTS.

IT IS PROPOSED THAT THE EXISTING WAR MEMORIAL WILL BE RELOCATED TO THE TOWN PARK

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This is a detailed street map of a city block. A red line highlights a specific route that starts near the bottom left, runs diagonally upwards, and then turns right to follow a street towards the top right. A small red square is also marked on a street to the left of the main route. The map shows various streets, buildings, and landmarks. A blue line is also visible near the top center of the map.



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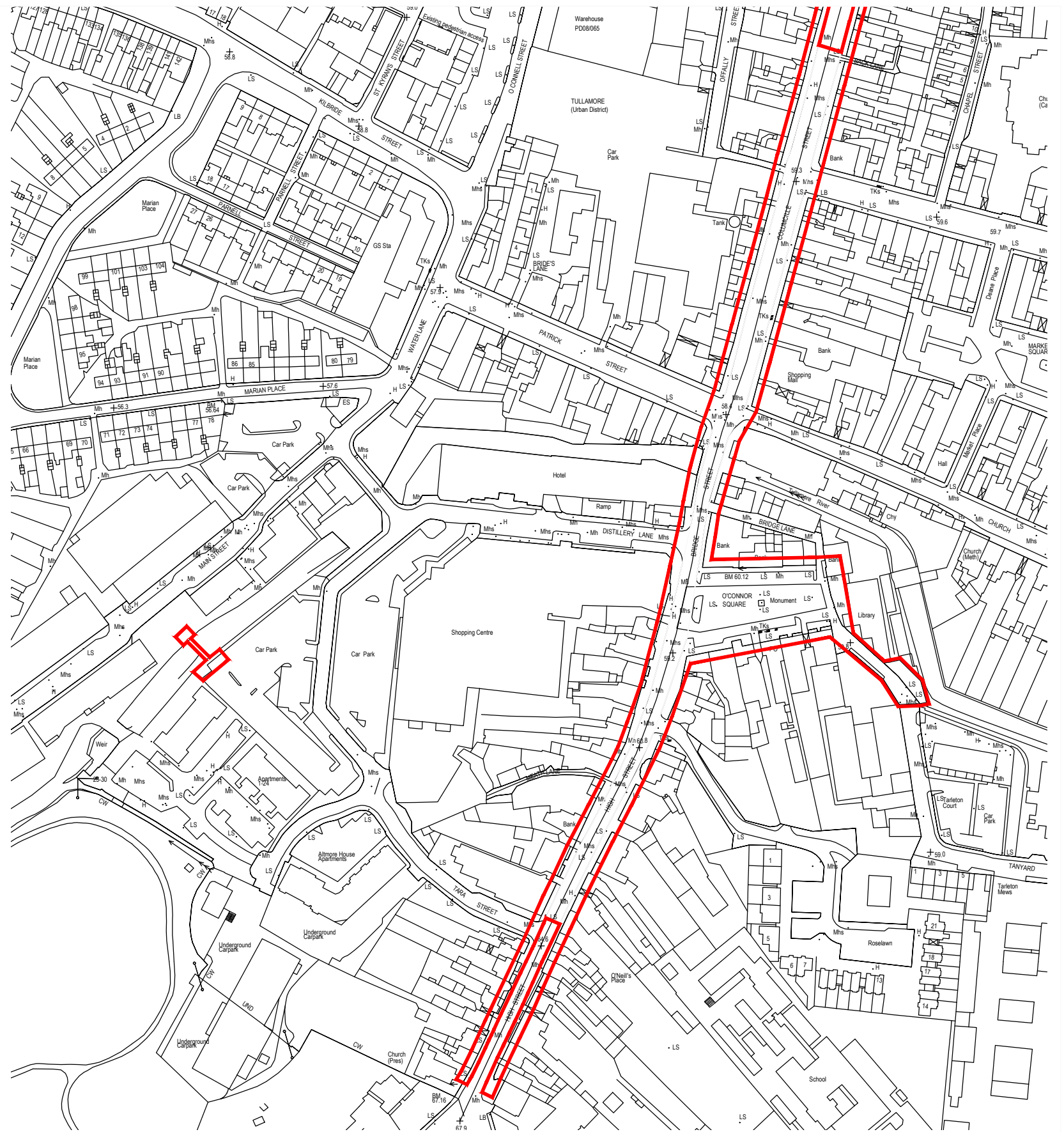
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# SITE LOCATION PLAN

SCALE 1:2500





APPROPRIATE ASSESSMENT SCREENING  
REPORT FOR PLANNING APPLICATIONS



Screening is used to determine if an AA is necessary by examining:  
- If the plan / project is directly connected with / necessary to the management of the European site.  
- If the effects will be significant on a European site in view of its conservation objectives, either alone / in combination with other plans / projects.

Planning Authority : Offaly County Council

Proposal: Part 8 for O'Connor Square

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:			
Proposed development:	Works to O'Connor Square to include new road layout, parking, street furniture, signage, paving and planting.  A new pedestrian bridge from Millennium Square to the Bridge Centre carpark		
Site location:	High Street, Bridge Street, William Street and Columcille Street, in the Townland of Tullamore		
	1.709 Ha	Floor Area of Proposed Development:	
Identification of nearby European Site(s):	2000 site(s): SAC 000571– Charleville Wood SAC		
Distance to European Site(s):	1.2km		
The characteristics of existing, proposed or other approved plans / projects which may cause interactive / cumulative impacts with the project being assessed and which may affect the European site:	None		
Is the application accompanied by an EIS?	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>	
(B) IDENTIFICATION OF THE RELEVANT European SITE(S):			
The reasons for the designation of the European site:			
Charleville Wood is considered to be one of the very few ancient woodlands remaining in Ireland, with some parts undisturbed for at least 200 years. 'Old Oak woodland is a habitat listed on Annex I of the EU Habitats Directive, while the rare snail species, Vertigomoulinsiana, is listed on Annex II of this directive. The wetland areas, with their associated bird populations, the rare insect and Myxomycete species contribute further to the conservation significance of the site.			
The conservation objectives / qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan; all available on <a href="http://www.npws.ie">www.npws.ie</a> ) (ATTACH INFO.)			
To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: Code Description 91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles * denotes a priority habitat Code Common Name Scientific Name 1016 Desmoulin's Whorl Snail Vertigo moulinsiana			

(C) NPWS ADVICE:

Advice received from NPWS over phone: None received

(D) ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS:

(The purpose of this is to identify if the effect(s) identified could be significant – if **uncertain** assume the effect(s) are significant).

If the answer is 'yes' to any of the questions below, then the effect is significant. (Please justify your answer. 'Yes' / 'No' alone is insufficient)

Would there be...	
... any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance).	Not likely due to the location and type of development The site is sufficient distance from the European site.
... a reduction in habitat area on a European site?	There will be no reduction in the habitat area. The site is sufficient distance from the European site.
... direct / indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the European site?	Not likely due to the location and type of development The site is sufficient distance from the European site.
... serious / ongoing disturbance to species / habitats for which the European site is selected (e.g. because of increased noise, illumination and human activity)?	Not likely due to the location and type of development The site is sufficient distance from the European site.
... direct / indirect damage to the size, characteristics or reproductive ability of populations on the European site?	None likely due to the location and type of development The site is sufficient distance from the European site.
Would the project interfere with mitigation measures put in place for other plans / projects. [Look at <i>in-combination effects</i> with completed, approved but not completed, and proposed plans / projects. Look at projects / plans within and adjacent to European sites and identify them]. Simply stating that there are no cumulative impacts' is insufficient.	No other plans known of in the vicinity of the site. The site is sufficient distance from the European site.

(E) SCREENING CONCLUSION:

Screening can result in:

1. AA is not required because the project is directly connected with / necessary to the nature conservation management of the site.
2. No potential for significant effects / AA is not required.
3. Significant effects are certain, likely or uncertain. (In this situation seek a NIS from the applicant, or reject the project. Reject if too potentially damaging / inappropriate.

Therefore, does the project fall into category 1, 2 or 3 above? Category 2

Justify why it falls into relevant category above: There would be no likely significant impact on European sites from the proposed development.

Name: Position: Exec. Planner Date: 18/9/2017



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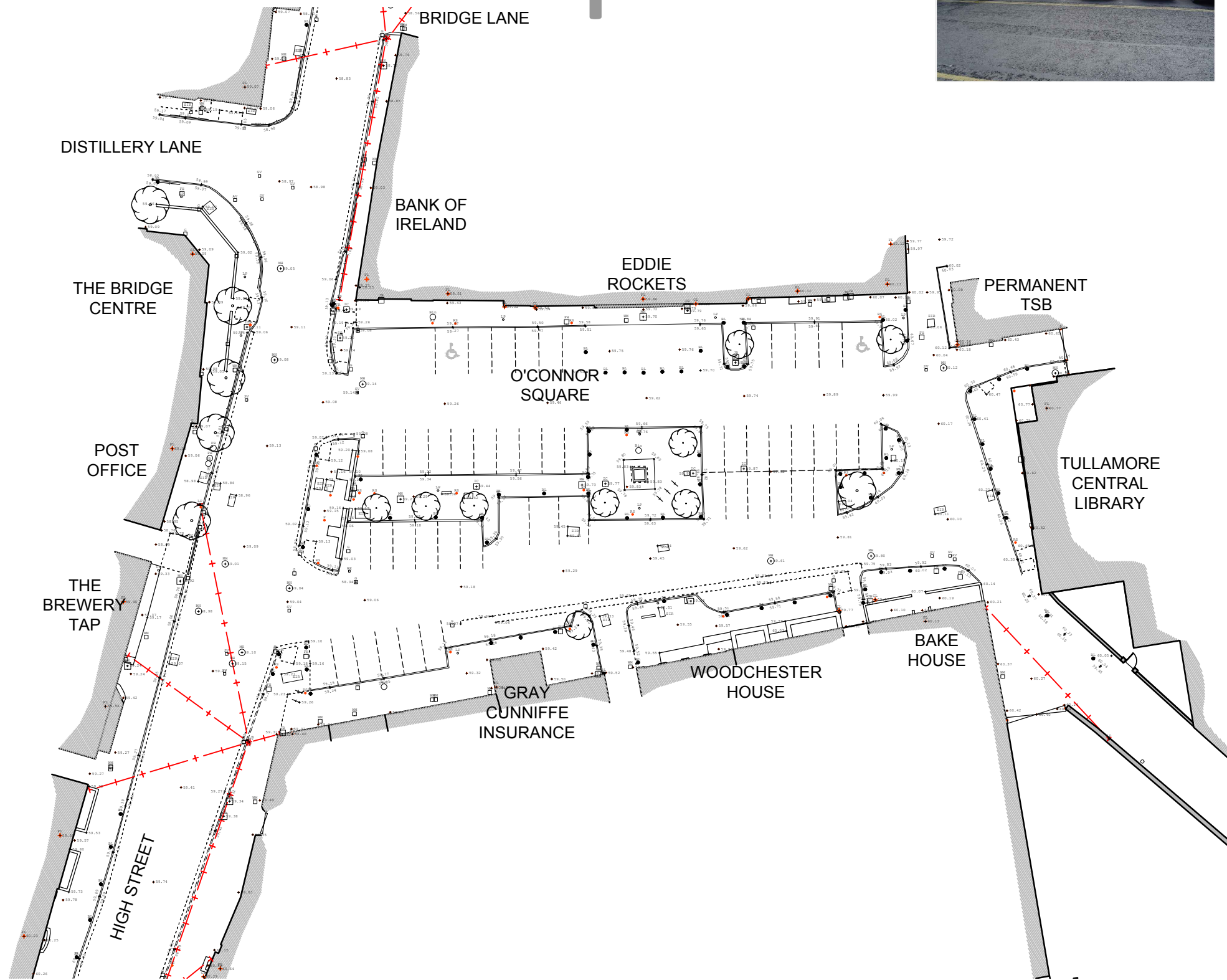


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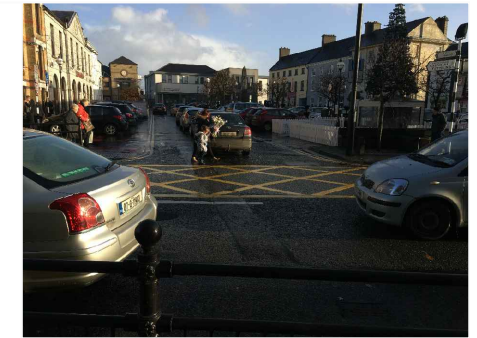


# O'Connor Square

Tullamore Street Enhancement



EXISTING O'CONNOR SQUARE LAYOUT  
SCALE 1:500



**EXISTING LAYOUT**  
O'CONNOR SQUARE IS A HISTORICALLY SIGNIFICANT AREA OF THE TOWN CENTRE

THE PUBLIC SPACE IS DOMINATED BY TRAFFIC CAUSING CONGESTION AND CONFUSION

FOOTPATHS ARE NARROW IN PLACES AND CLUTTERED WITH POLES AND GUARDRAILS. LACK OF HIGH QUALITY PEDESTRIAN SPACE IMPACTS ON BARS, RESTAURANTS, CAFES AND OTHER BUSINESSES SURROUNDING THE SQUARE

THE STREETS ARE CLUTTERED WITH VARIOUS STYLES OF STREET FURNITURE

THE WAR MEMORIAL IS IN AN INAPPROPRIATE SETTING WITHIN THE CENTRE OF A CAR PARK

OVERALL POOR 'SENSE OF PLACE'

STREETSCAPE DOMINATED BY OVERHEAD WIRES

BLAND SURFACE MATERIALS AND LACK OF VISUAL INTEREST

CARRIAGEWAY WIDTHS ARE TOO WIDE ENCOURAGING GREATER SPEED FOR CARS AND PROVIDING TOO GREAT A SEPARATION FOR PEDESTRIANS

CURVE RADII AT JUNCTIONS ARE TOO LARGE, AGAIN ENCOURAGING GREATER SPEED AND LEADING TO GREATER CROSSING TIMES FOR PEDESTRIANS AND VULNERABLE ROADS USERS

PARKING ARRANGEMENT IN O'CONNOR SQUARE IS NOT IN COMPLIANCE WITH DMURS IN TERMS OF LAYOUT WITH BACK TO BACK PERPENDICULAR SPACING



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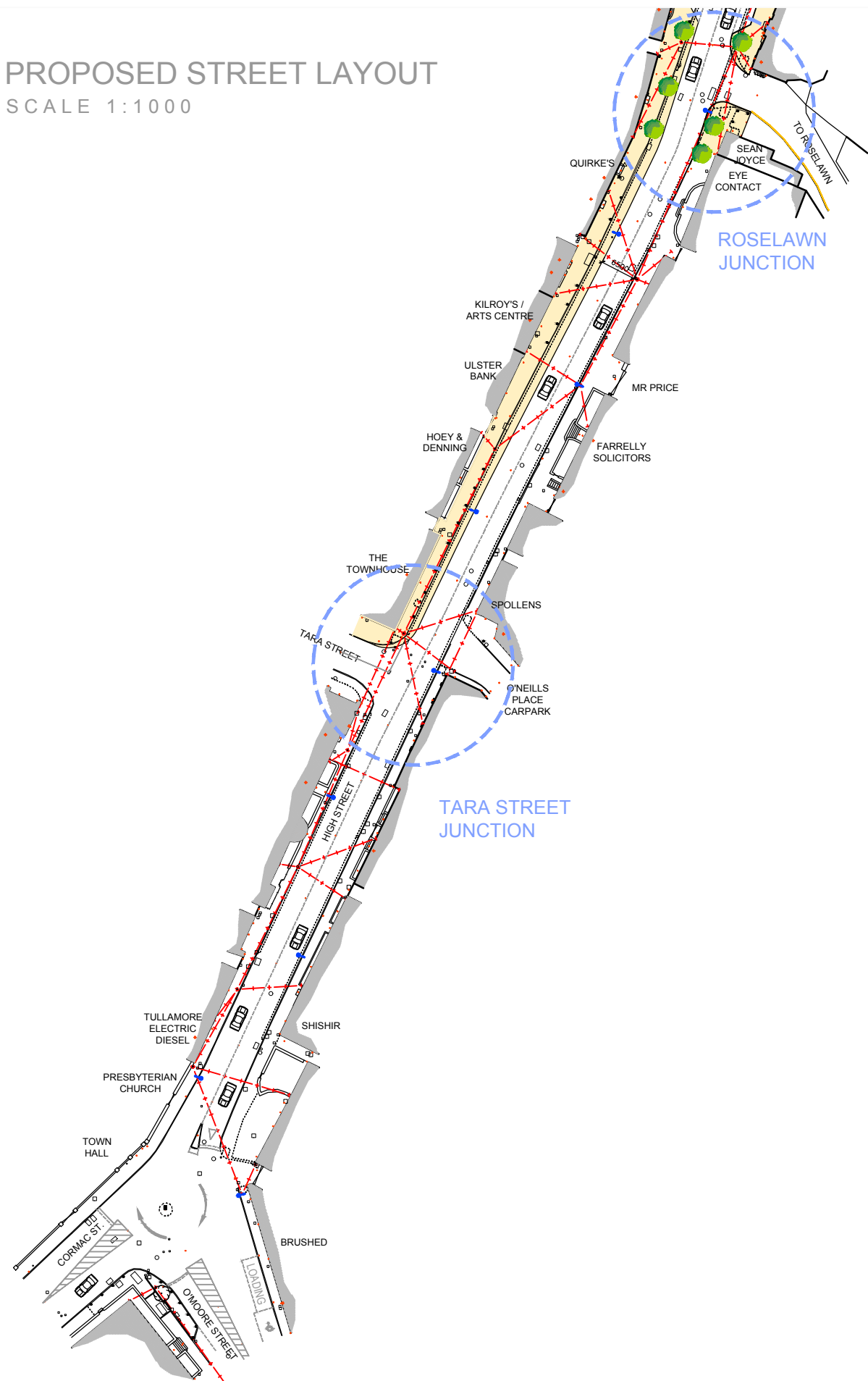
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# O'Moore Street to Distillery Lane

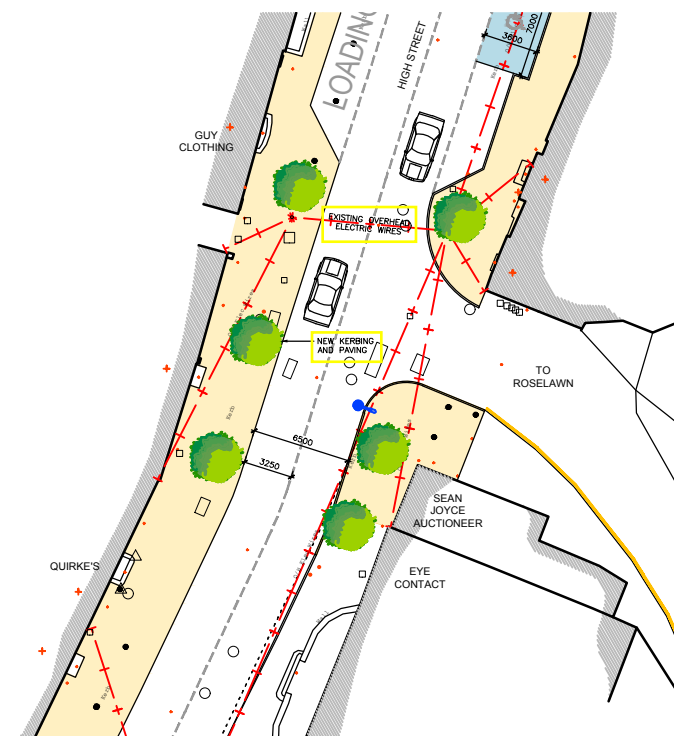
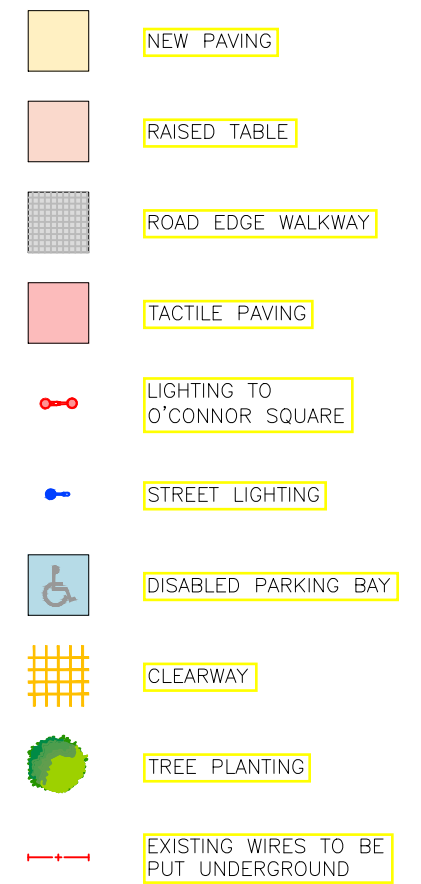
PROPOSED STREET LAYOUT  
SCALE 1:1000



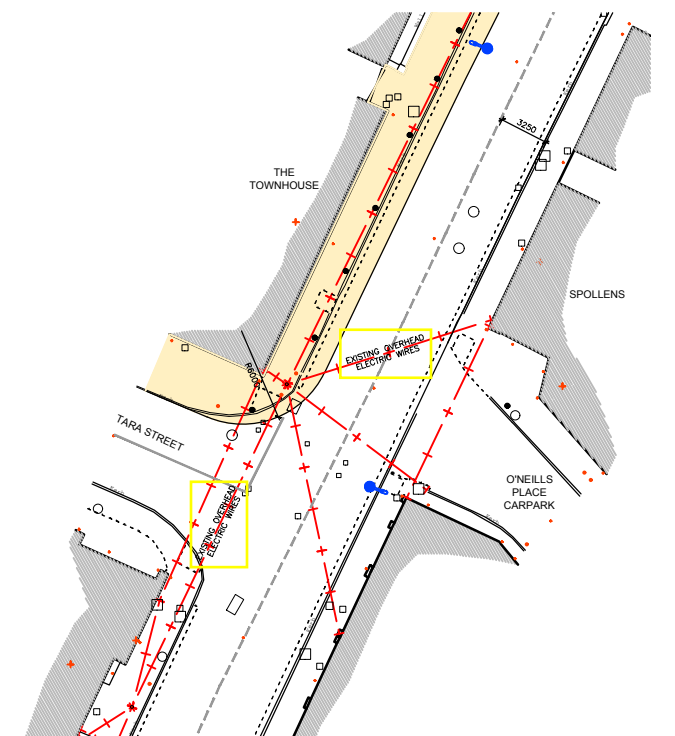
## DESIGN BRIEF:

AN UPGRADE TO HIGH STREET IS PROPOSED TO IMPROVE THE QUALITY OF THE BUILT ENVIRONMENT AND CREATE A MORE DESIRABLE PLACE TO LIVE, WORK AND VISIT.

THE REDUCTION OF STREET CLUTTER AND INTRODUCTION OF NEW STREET FURNITURE AND PAVING WILL SIGNIFICANTLY ENHANCE PUBLIC SPACE, ACCESSIBILITY AND SAFETY WITHIN THE TOWN CENTRE.



ROSELAWN JUNCTION  
SCALE 1:500



TARA STREET JUNCTION  
SCALE 1:500



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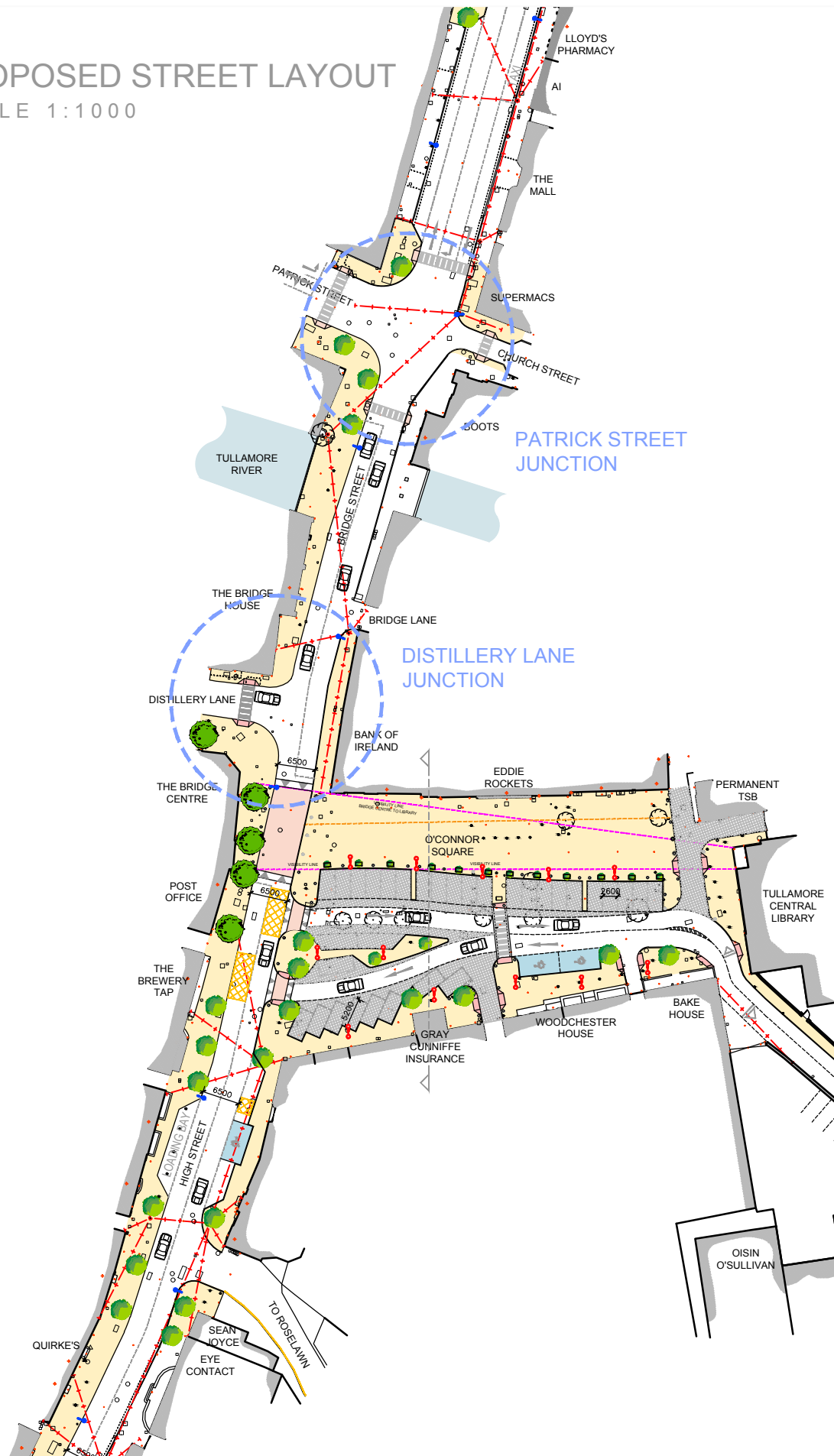


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











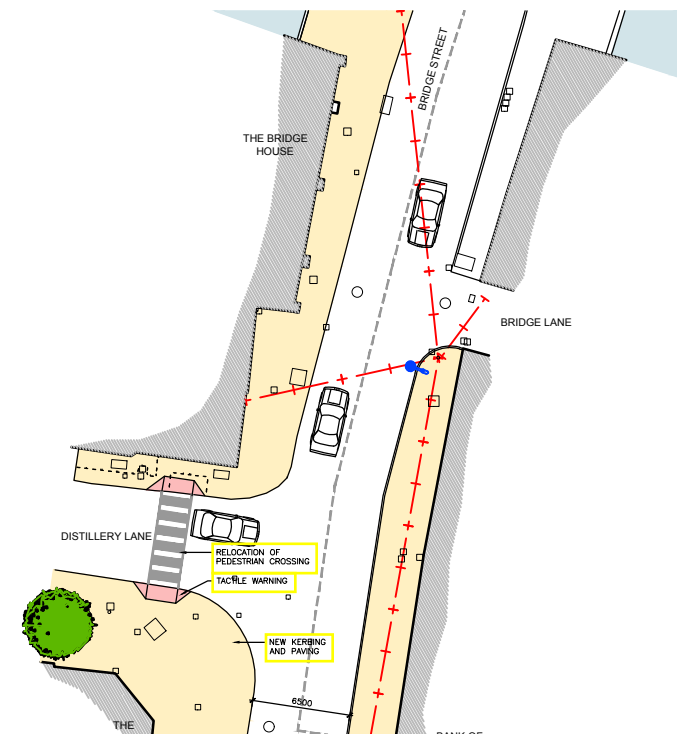
# Roselawn Junction to Patrick Street

PROPOSED STREET LAYOUT  
SCALE 1:1000

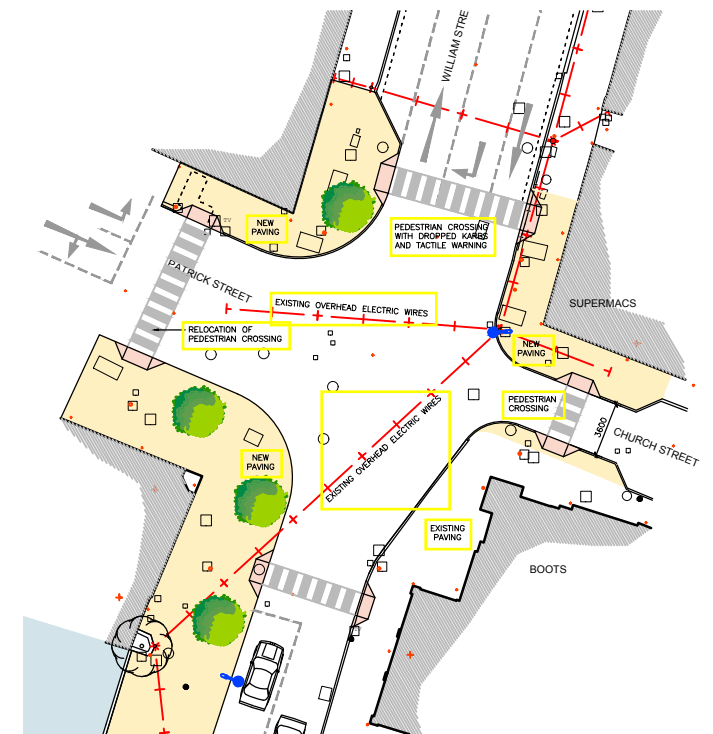


View from Bridge Street

-  NEW PAVING
-  RAISED TABLE
-  ROAD EDGE WALKWAY
-  TACTILE PAVING
-  LIGHTING TO O'CONNOR SQUARE
-  STREET LIGHTING
-  DISABLED PARKING BAY
-  CLEARWAY
-  TREE PLANTING
-  EXISTING WIRES TO BE PUT UNDERGROUND



DISTILLERY LANE JUNCTION  
SCALE 1:500



PATRICK STREET JUNCTION  
SCALE 1:500



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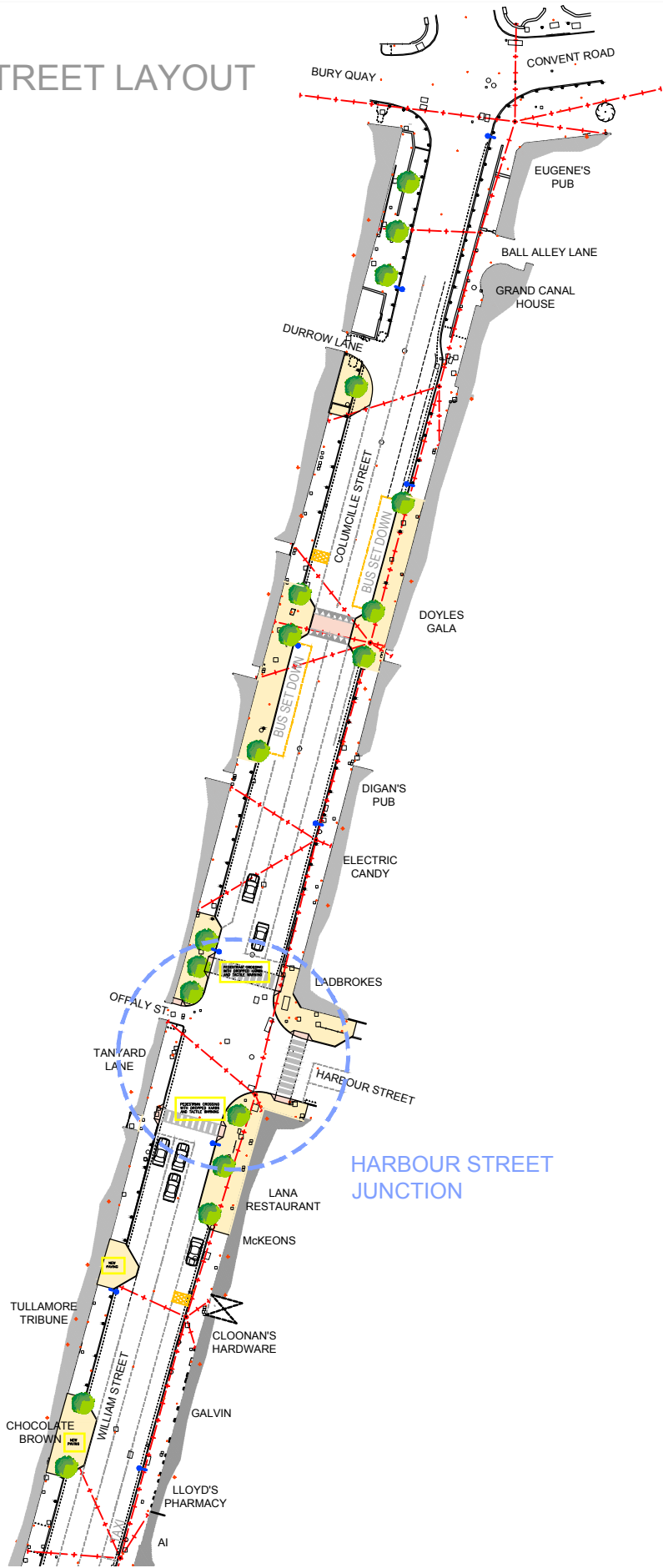
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# William Street to Kilbeggan Bridge

## PROPOSED STREET LAYOUT

SCALE 1:1000



### DESIGN BRIEF:

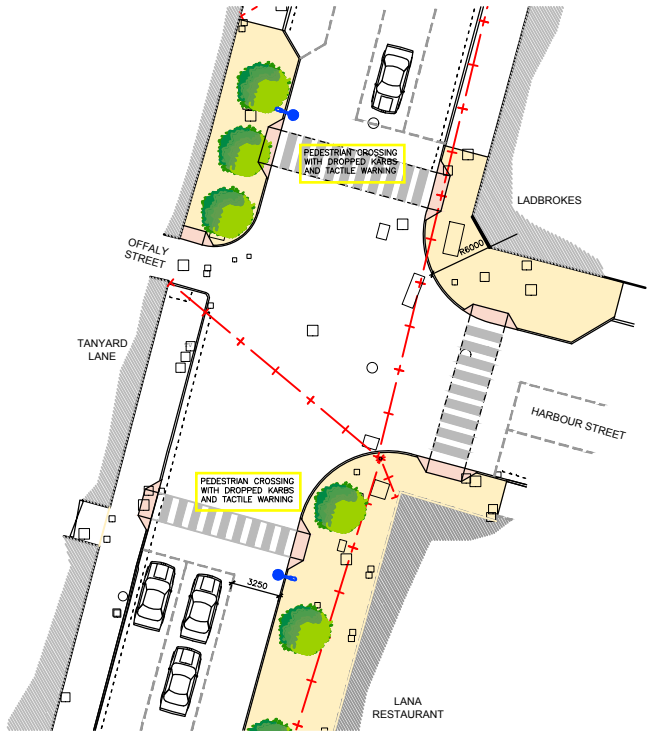
AN UPGRADE TO COLUMCILLE STREET IS PROPOSED TO IMPROVE THE QUALITY OF THE BUILT ENVIRONMENT AND CREATE A MORE DESIRABLE PLACE TO LIVE, WORK AND VISIT.

THE REDUCTION OF STREET CLUTTER AND INTRODUCTION OF NEW STREET FURNITURE, LIGHTING AND PAVING WILL SIGNIFICANTLY ENHANCE THE PUBLIC SPACE AND SAFETY WITHIN THE TOWN CENTRE.

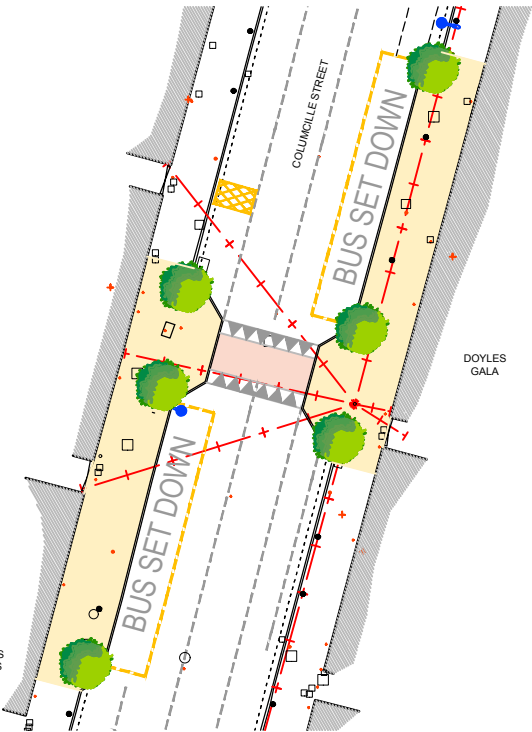
THE RELOCATION OF THE BUS SET DOWN AREAS TO COLUMCILLE STREET WILL ALLOW FOR A SAFE WELL PLANNED CENTRAL LOCATION FOR BUS USERS AND FOR VISITORS TO THE TOWN

DESIGN MANUAL FOR URBAN ROADS & STREETS  
*"a further aim of this manual is to put well designed streets at the heart of sustainable communities"*

- NEW PAVING
- RAISED TABLE
- ROAD EDGE WALKWAY
- TACTILE PAVING
- LIGHTING TO O'CONNOR SQUARE
- STREET LIGHTING
- DISABLED PARKING BAY
- CLEARWAY
- TREE PLANTING
- EXISTING WIRES TO BE PUT UNDERGROUND



HARBOUR STREET JUNCTION  
 SCALE 1:500



COLUMCILLE STREET  
 SCALE 1:500



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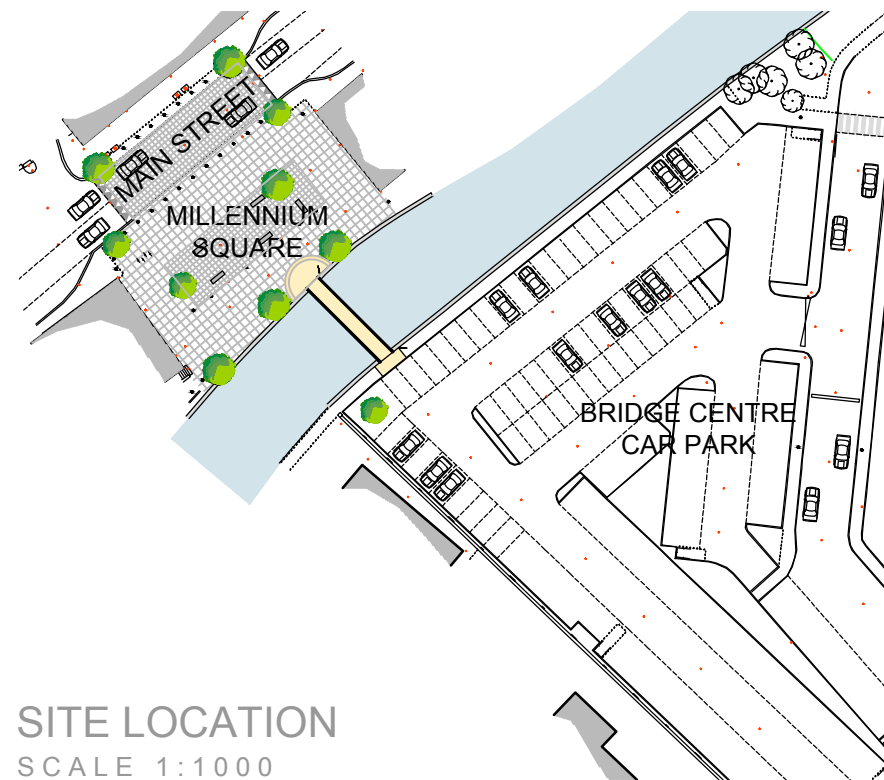


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# Pedestrian Bridge



SITE LOCATION  
SCALE 1:1000

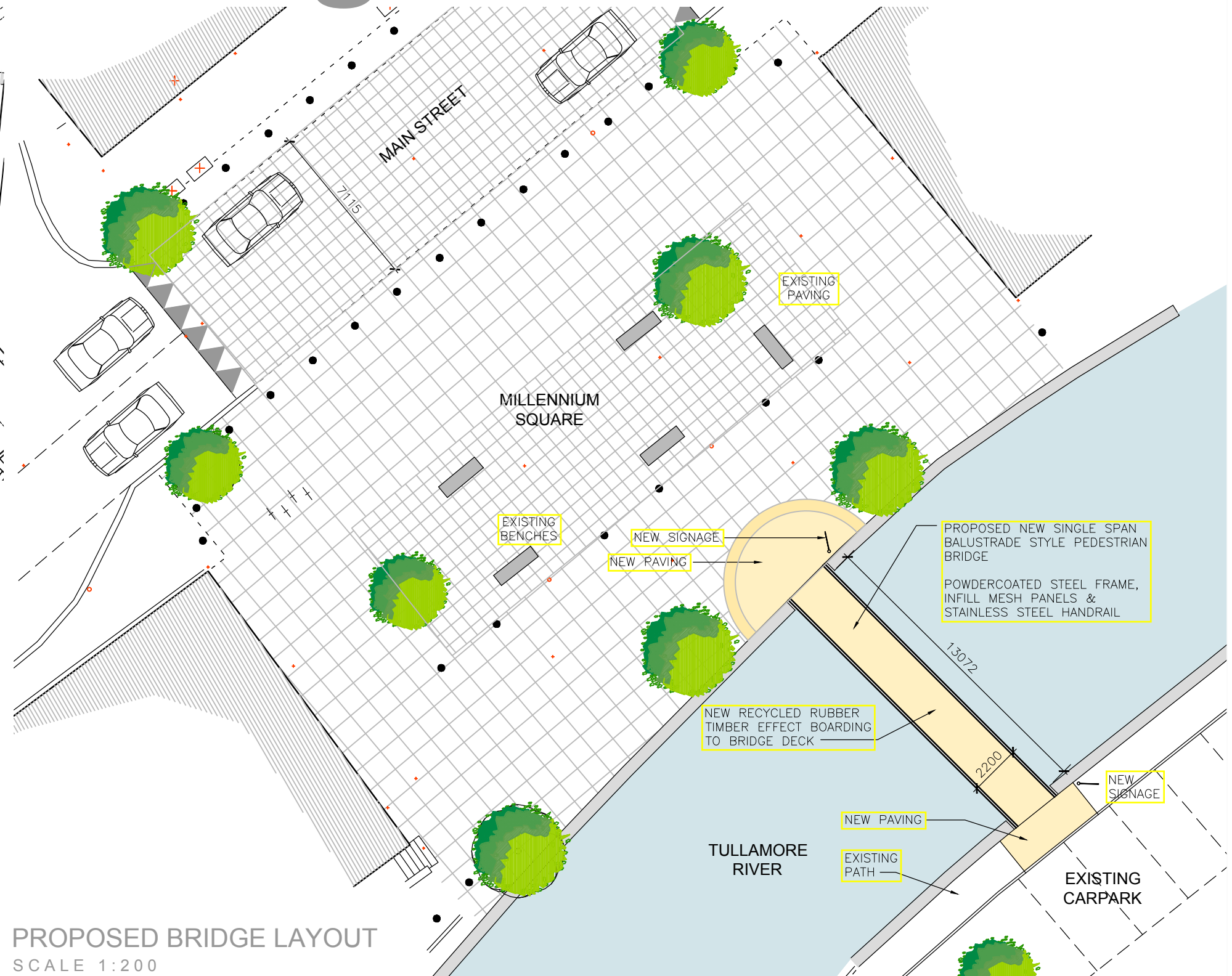
**DESIGN BRIEF:**  
A NEW 2.2m WIDE SINGLE SPAN PEDESTRIAN BRIDGE OVER THE TULLAMORE RIVER

TO CREATE A PEDESTRIAN LINK FROM MILLENNIUM SQUARE ON MAIN STREET INTO THE BRIDGE CENTRE CAR PARK.

THE PROPOSED NEW BRIDGE WILL HELP TO INTEGRATE THE MAIN STREET SHOPPING AREA INTO THE MAIN FABRIC OF TULLAMORE

THE PROPOSED BRIDGE WILL HAVE A RECYCLED RUBBER TIMBER EFFECT BOARDING, POWDERCOATED STEEL FRAME WITH INFILL MESH PANELS AND A STAINLESS STEEL HANDRAIL

THERE WILL BE NEW SIGNAGE DIRECTING PEDESTRIANS TO THE BRIDGE CENTRE AND TO MAIN STREET



PROPOSED BRIDGE LAYOUT  
SCALE 1:200



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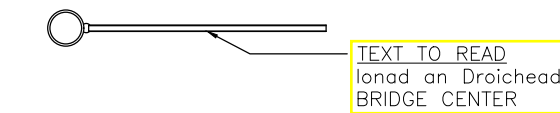
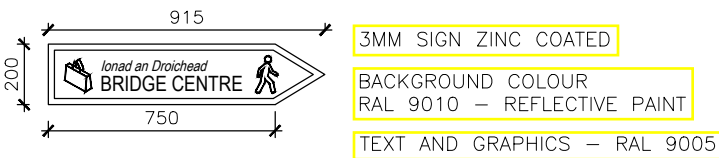


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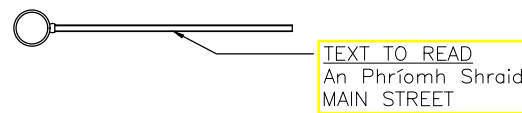
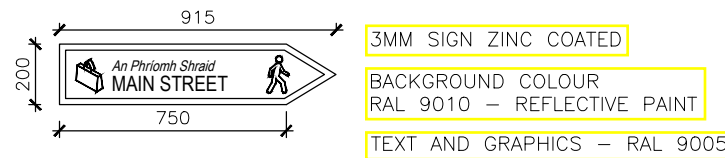
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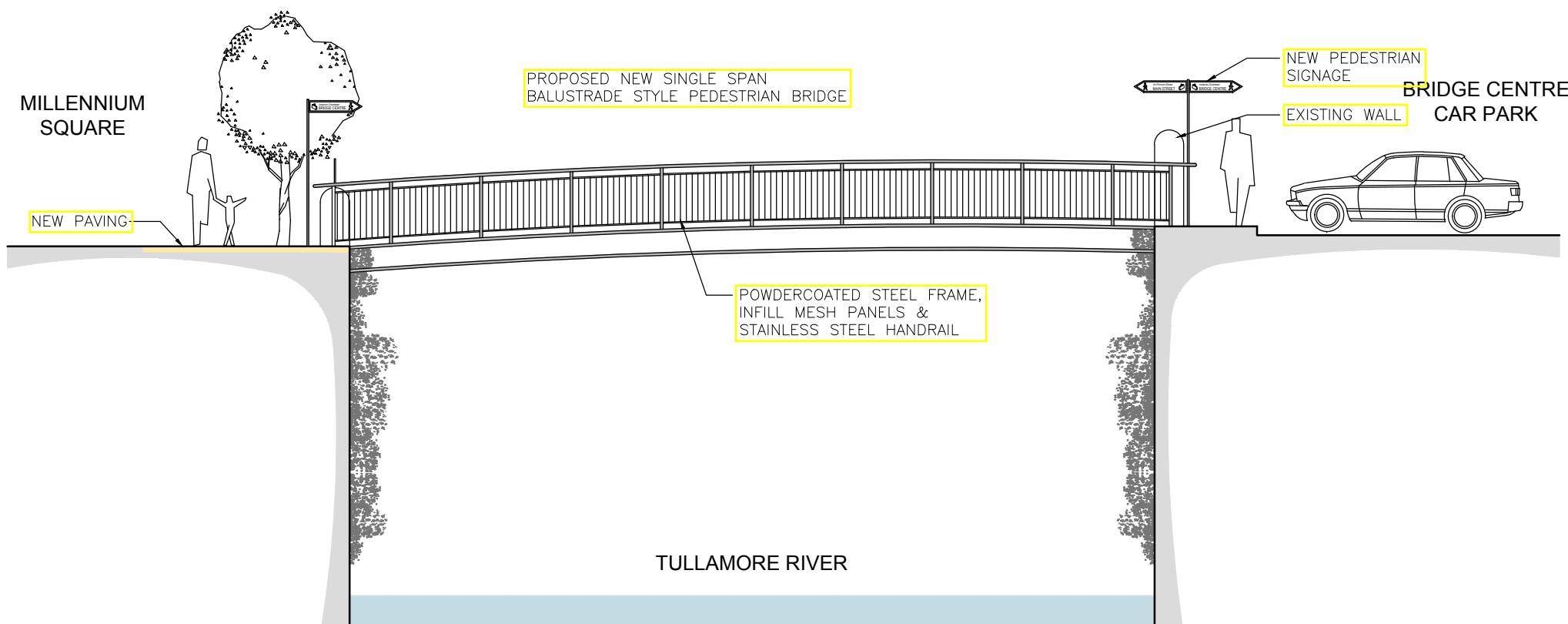
# Pedestrian Bridge



NEW SIGNAGE  
SCALE 1:25



NEW SIGNAGE  
SCALE 1:25



PROPOSED BRIDGE - SECTION  
SCALE 1:100



OFFALY LOCAL ECONOMIC  
& COMMUNITY PLAN 2016-2021  
OBJECTIVE

*“enhancing and regenerating our towns and villages by improving streetscapes and public realm and creating attractive urban spaces to develop a sense of place”*



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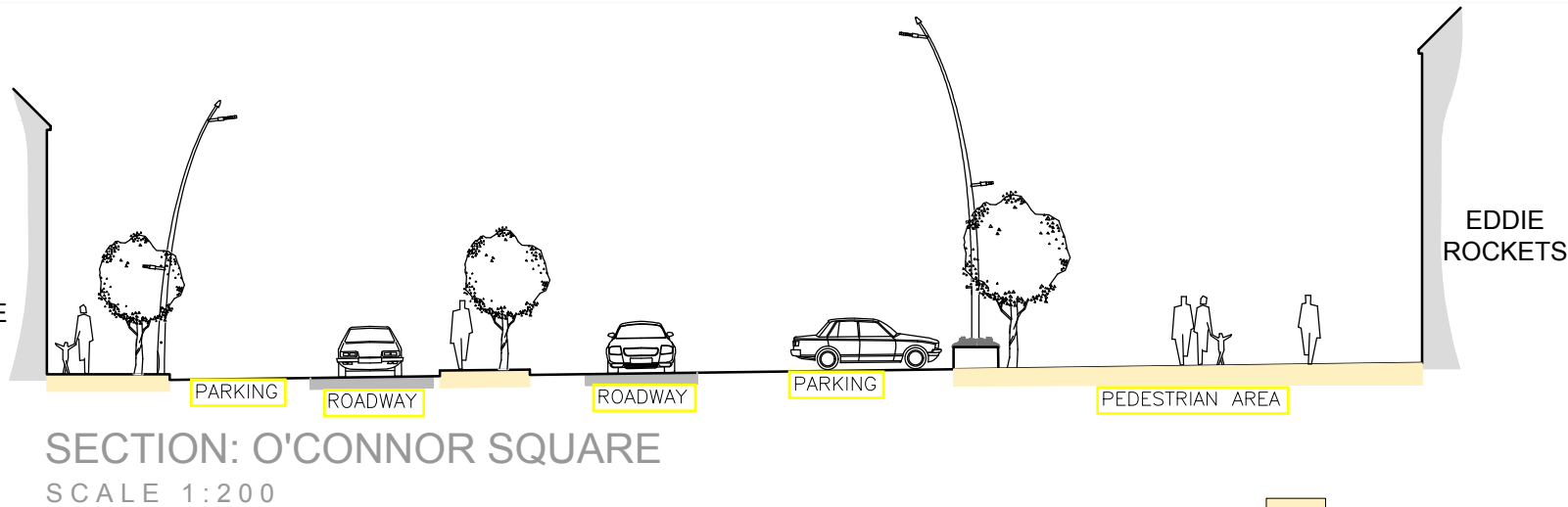
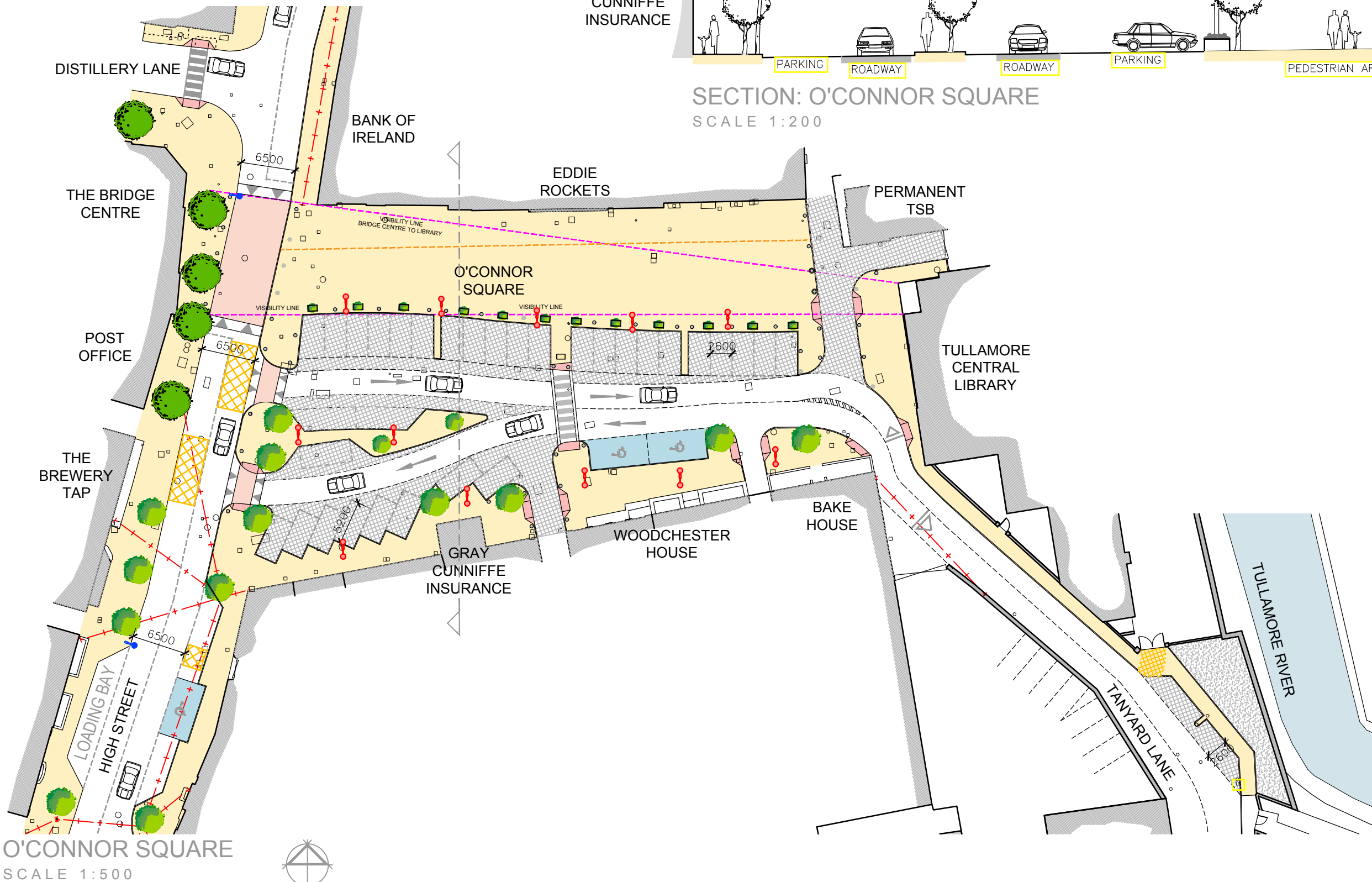
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# O'Connor Square Layout

**DESIGN BRIEF:**  
TO CREATE A PEDESTRIAN WAY FROM THE BRIDGE CENTRE TO TULLAMORE CENTRAL LIBRARY

WHILE MAINTAINING TWO WAY TRAFFIC FLOW TO TANYARD LANE AND PROVIDING AN OPTIMUM NUMBER OF CAR PARKING SPACES IN O'CONNOR SQUARE



- NEW PAVING
- RAISED TABLE
- ROAD EDGE WALKWAY
- TACTILE PAVING
- LIGHTING TO O'CONNOR SQUARE
- STREET LIGHTING
- DISABLED PARKING BAY
- CLEARWAY
- TREE PLANTING
- EXISTING WIRES TO BE PUT UNDERGROUND



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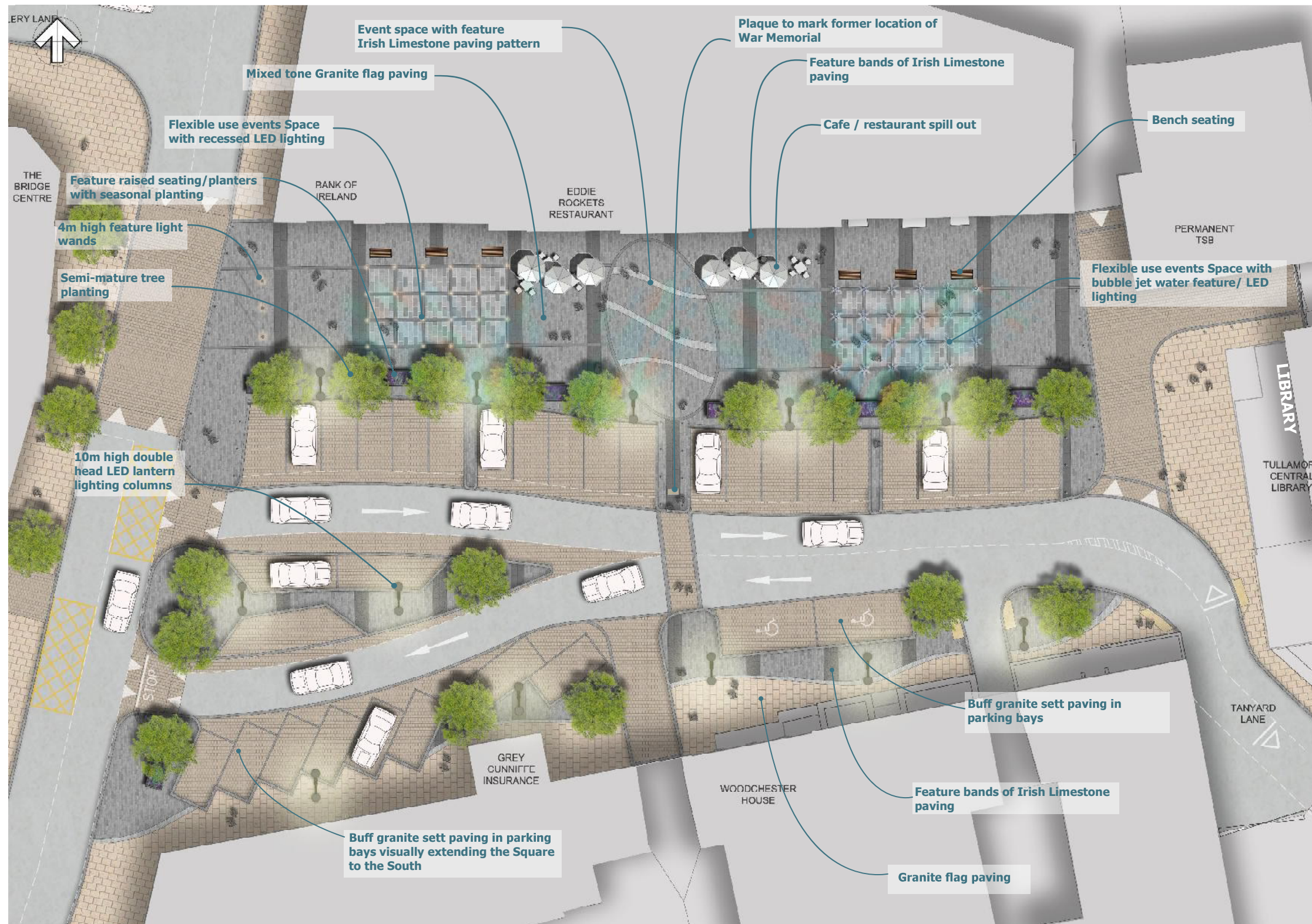


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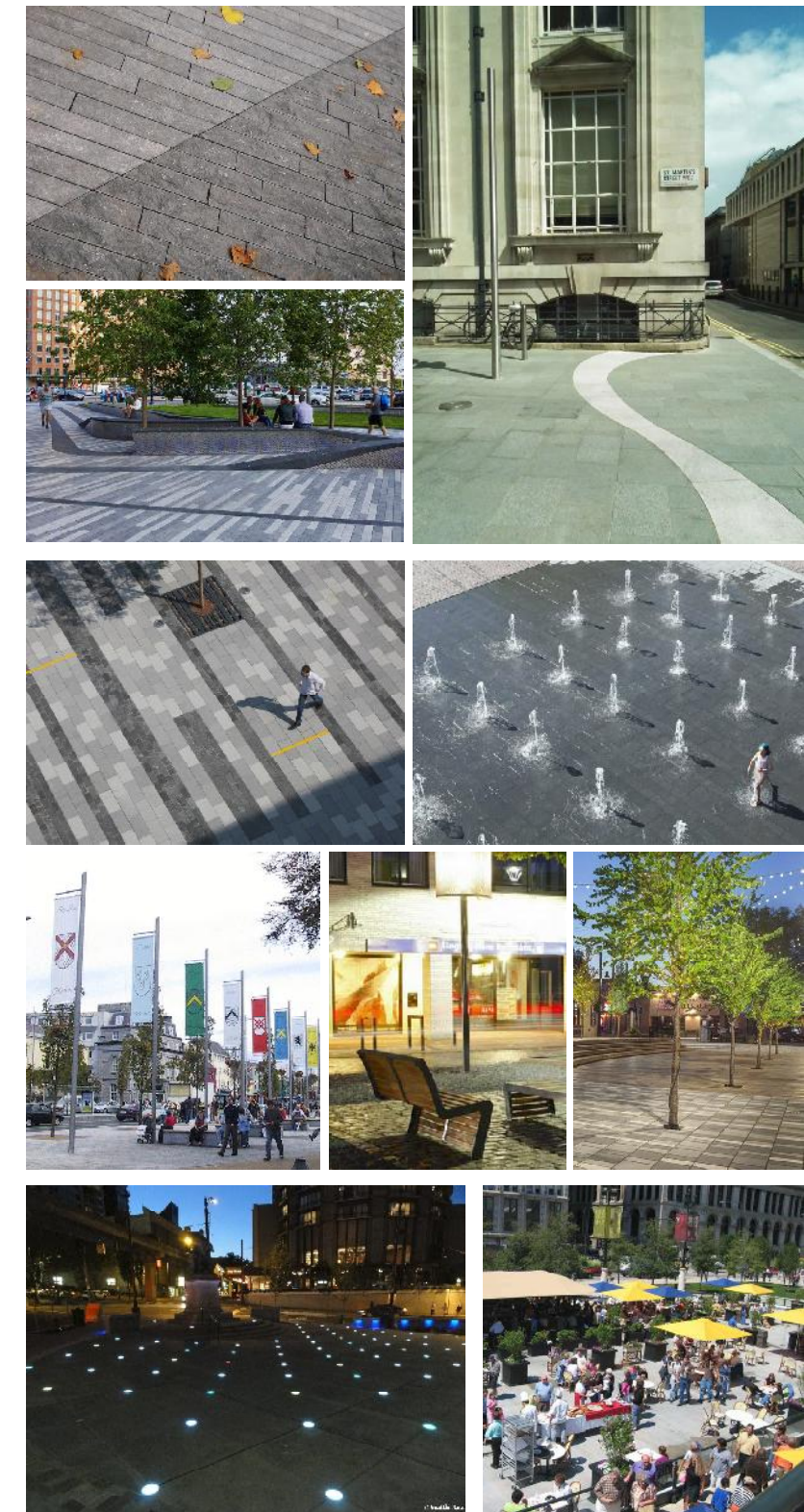


# O'Connor Square - Landscape Proposals

Scale 1:200@A1



Revised scheme with 34 car parking spaces and two way traffic.  
Public realm designed for year round enjoyment with water and lighting features enhancing a flexible space for events such as street performance or pop up markets.



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# Tullamore Street Enhancement



Park ~ Hood



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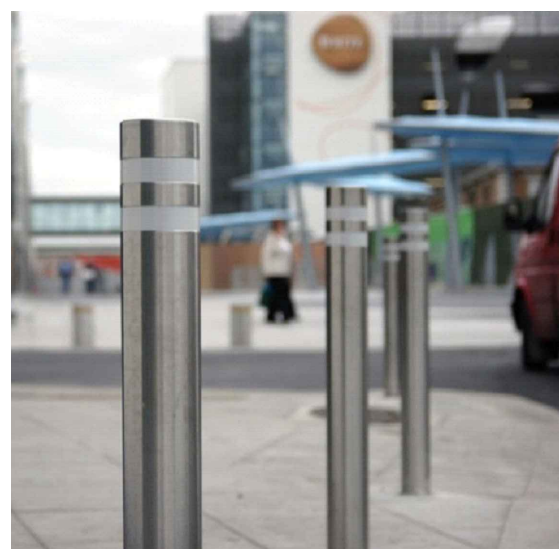
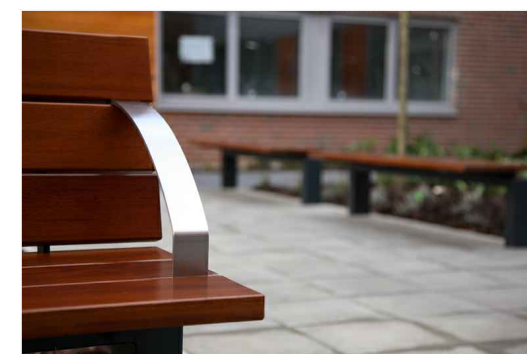
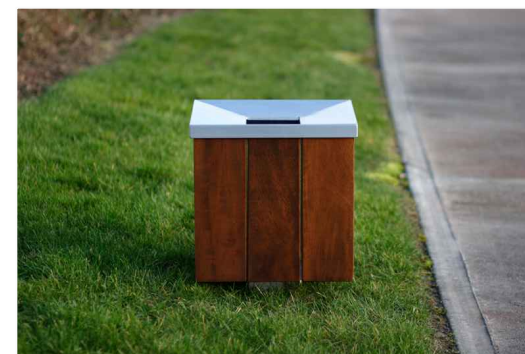
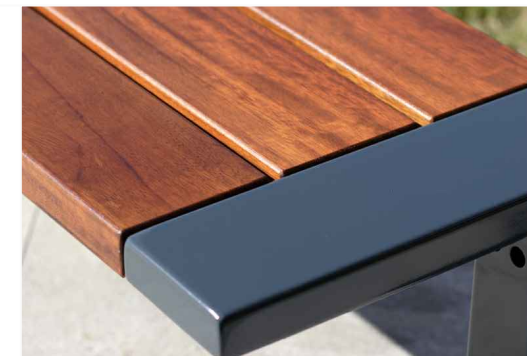


# Street Furniture

Tullamore Street Enhancement



FAMILY OF SEATS, BENCHES AND BINS PROVIDING STRUCTURE AND FORM. FORMED FROM STEEL GALVANISED AND POWDERCOATED FRAMES WITH TIMBER SLATS



STAINLESS STEEL BOLLARDS PROVIDING SEPARATION FROM PEDESTRIAN AND VEHICULAR SPACE



MODULAR PLANTERS, POWDERCOATED TO MATCH SEATING, FORMING CLEAN LINES AND A MODERN UNDERSTATED FINISH



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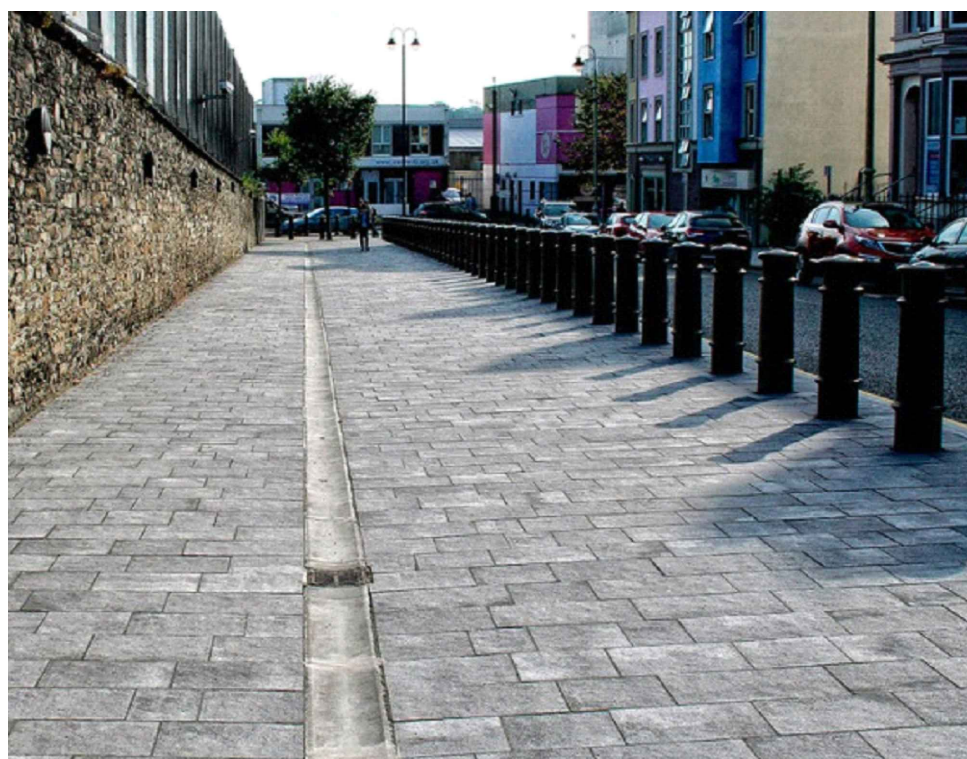
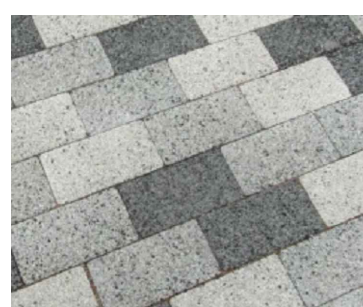
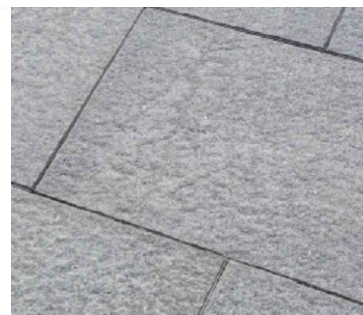
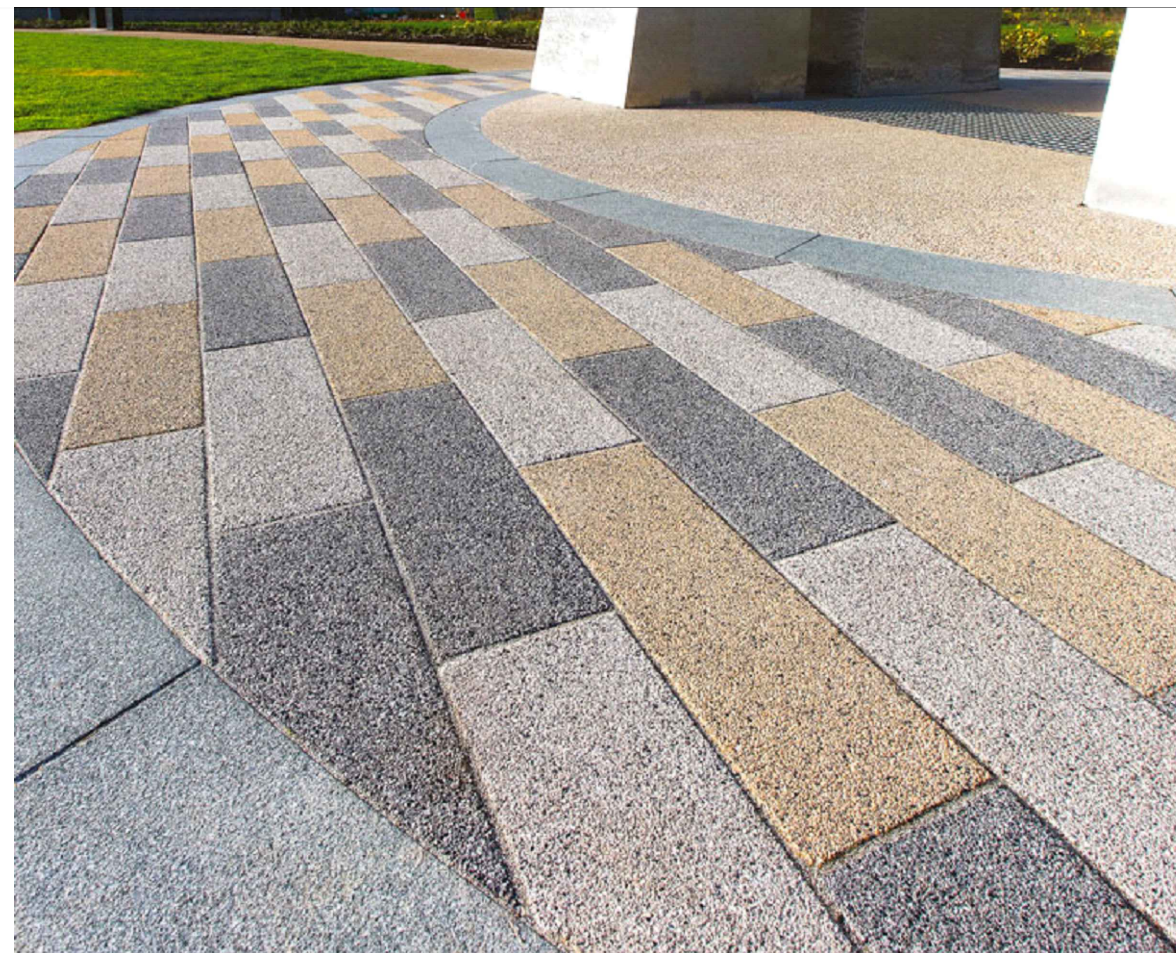
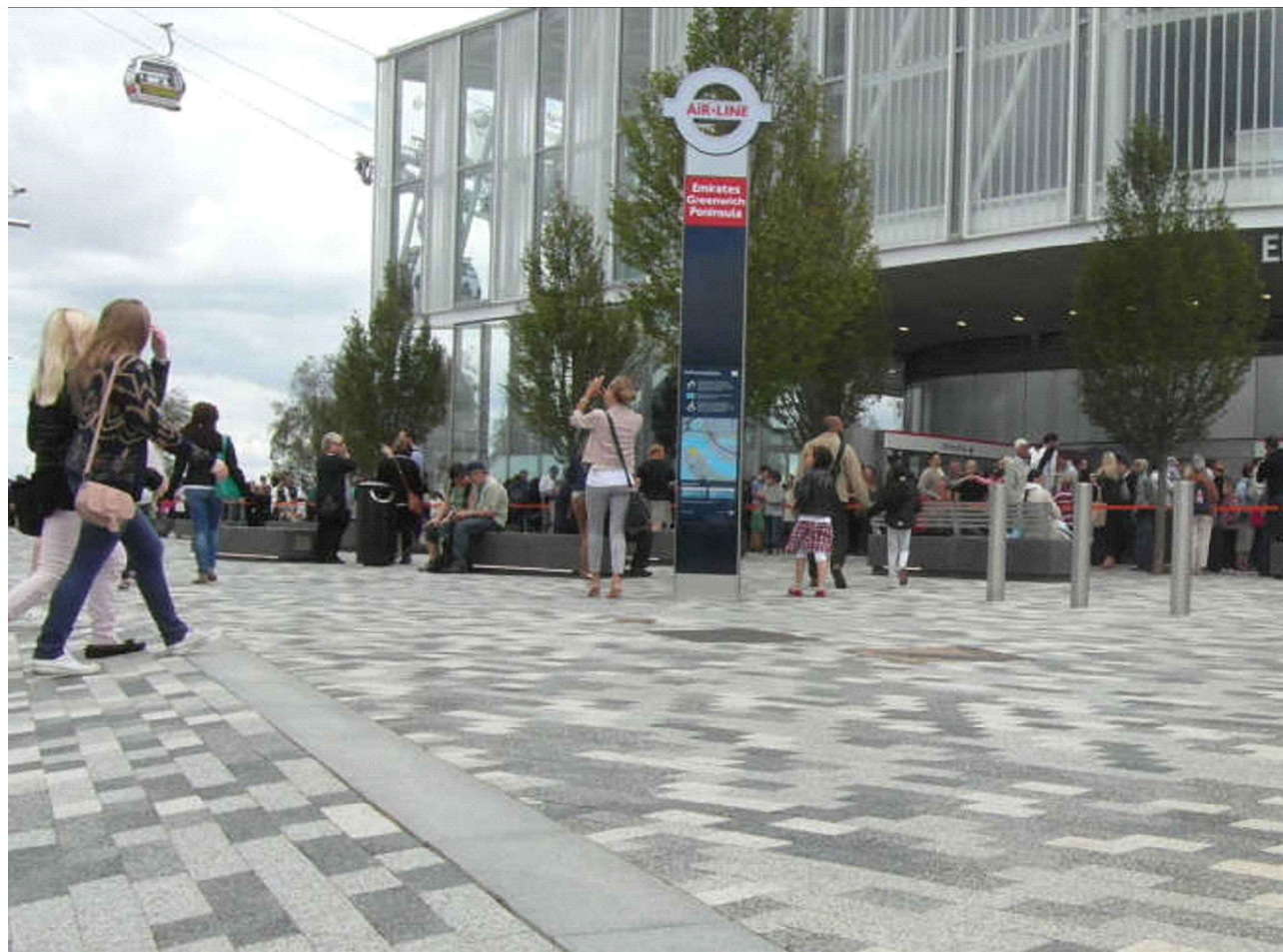


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# Tullamore Street Enhancement



DECORATIVE CONCRETE BLOCK AND FLAG PAVING



Park ~ Hood



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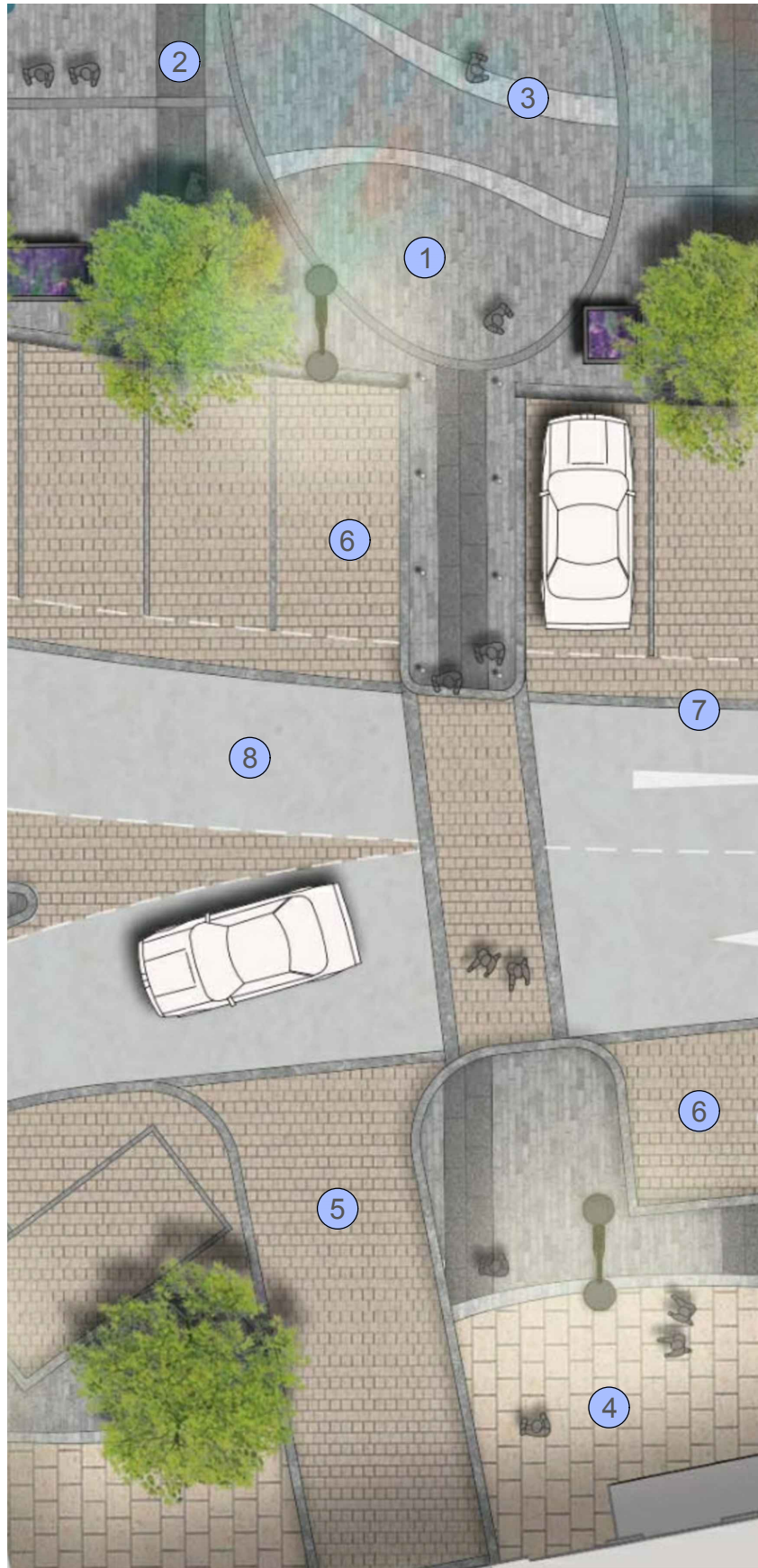


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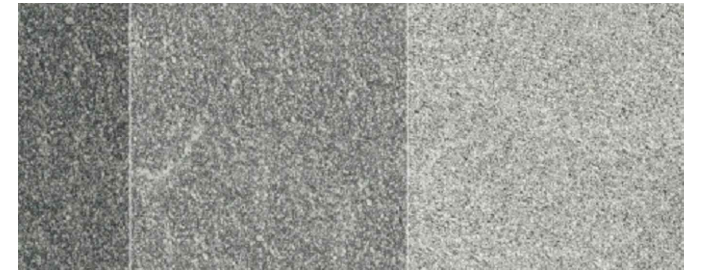
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# Tullamore Street Enhancement



- ① FLAMED GRANITE PAVING 150MM WIDE STRIPS IN 3 SHADES OF GREY, VARIOUS LENGTHS
- ② BANDS OF DARK GREY IRISH LIMESTONE FLAGS
- ③ FEATURE IRISH LIMESTONE PAVING PATTERN
- ④ BUFF GRANITE FLAG PAVING INDICATING PEDESTRIAN PRIORITY TO FOOTPATHS AND PERIMETER SPACES
- ⑤ BUFF GRANITE SETTS IN PARKING BAYS, DARK PINK AND BROWN TONES
- ⑥ BUFF GRANITE SETT ON CARRIAGEWAY INDICATING PEDESTRIAN CROSSING IN LIGHTER PINK AND BROWN TONES
- ⑦ DARK GREY GRANITE SETTS TO EDGE OF CARRIAGEWAY AND ACROSS JUNCTIONS
- ⑧ NEW TARMACADAM CARRIAGEWAY



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